

109.A

0006

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

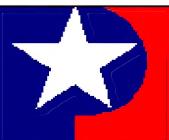
395,400 / 395,400

USE VALUE:

395,400 / 395,400

ASSESSED:

395,400 / 395,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1:	GORDON JOHN S
Owner 2:	
Owner 3:	

Street 1: 108 ORIENT AVE #A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BRITTON KEVIN T/KARA J -

Owner 2: -

Street 1: 108 ORIENT AVE #A

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1967, having primarily Vinyl Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7052																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	395,400			395,400		
Total Card	0.000	395,400			395,400	Entered Lot Size	
Total Parcel	0.000	395,400			395,400	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	316.32	/Parcel: 316.3	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	389,500	0	.	.	389,500	389,500	Year End Roll	12/18/2019
2019	102	FV	392,800	0	.	.	392,800	392,800	Year End Roll	1/3/2019
2018	102	FV	347,500	0	.	.	347,500	347,500	Year End Roll	12/20/2017
2017	102	FV	316,900	0	.	.	316,900	316,900	Year End Roll	1/3/2017
2016	102	FV	316,900	0	.	.	316,900	316,900	Year End	1/4/2016
2015	102	FV	297,700	0	.	.	297,700	297,700	Year End Roll	12/11/2014
2014	102	FV	284,200	0	.	.	284,200	284,200	Year End Roll	12/16/2013
2013	102	FV	284,200	0	.	.	284,200	284,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITTON KEVIN T	44224-236		12/2/2004		314,000	No	No		
MUISE KEVIN	35985-82		7/29/2002		259,500	No	No		
COLLINS MATTHEW	24816-577		8/29/1994		111,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2003	624	Manual	2,700					repair stairs

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK; 19181 PG; 353, Building Number 1.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir: N - NONE				Frl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1967	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name: 94 - 7052													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Functional:		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Economic:		Special:		Interior:		1	4	2	0				
Sec Int Wall:		%		Override:				Additions:									
Partition: T - Typical								Kitchen:									
Prim Floors: 3 - Hardwood								Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac:	NO														
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 109.A-0006-0028.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					